

# **BOOM PREDICTED FOR EAST BRONX SECTION**

## **Old Residential Sections Will Be Greatly Benefited by New Transit Facilities.**

One of the most promising sections of New York is that part of the Bronx, the area of which is about a mile square, and which is bounded on the north, east and west by Yonkers and Mt. Vernon and on the south by the City of New York.

This section of the annexed district consists of a number of old residential settlements, the majority of which were progressive home-building colonies, several generations before the White Plains Road subway, the elevated lines or the electric surface car lines were introduced into these parts.

While other sections of the Bronx, located much nearer to Manhattan and having more favorable transit line connections, lay dormant year in and year out, the old settlements in this more northerly area of the borough flourished because of its proximity to the New York, Mt. Vernon and Yonkers city lines. Each year a certain percentage of new populations filtered in from one of the three larger sources of supply. Gradually, but surely, the old Jacksonville, Washingtonville and Edenwald sections became populated with a substantial class of citizens who built their homes there and then waited for the advent of improved transit facilities.

With the operation of the White Plains Road subway to the East 241st Street, or Baychester Avenue, terminal station, to within a few blocks of the New York and Mt. Vernon city line, the strategic advantages of this section of the Bronx have come to be recognized. New population has been attracted to the section from Lower New York, from Yonkers, from Mt. Vernon and New Rochelle, principally in order to take advantage of the new rapid transit service at a five-cent fare.

The most important thoroughfares of this section are White Plains Road, Baychester Avenue, or East 241st Street, and Nereld Avenue, or East 238th Street. Stations on the White Plains Road subway are located at Baychester and Nereld Avenues. It is the expectation that the principal activity in local building operations will materialize in the early future in the immediate vicinity of these stations, along the route of the White Plains Road subway.

This outlook is strengthened by the fact of Nereld Avenue being the direct easterly extension of McLean Avenue, which runs just north of the New York City line, through the southerly section of Yonkers, and connects directly with South Broadway and the electric surface car line which operates to the 242d Street, or terminal station on the Broadway subway.

Baychester Avenue, from the point of its beginning, at the 241st Street station on the White Plains Road subway, runs diagonally across the East Bronx and is the thoroughfare that connects the 241st Street, White Plains Road, subway station with the Baychester Avenue station, on the New York, Westchester and Boston Railroad. This thoroughfare then continues directly to the Baychester station, on the New Haven Railroad, and, through the Pelham Bay area, to the Eastern Boulevard and the Pelham Bay Park station, on the Westchester Avenue extension of the Southern Boulevard and Lexington Avenue subway.

The diagonal route taken by Baychester Avenue crosses other important thoroughfares, such as 222d Street, the Boston Road, Gun Hill Road, or 210th Street, Bronxwood Avenue, Laconia Avenue, Barnes Avenue, Furman Avenue, Byron Avenue, Pitman Avenue, Bissel Street and many other of the most important of the East Bronx thoroughfares lying between Van Cortlandt and Pelham Bay Parks.

The value of property in the 238th and 241st Street station section should be greatly augmented upon the operation of the Webster Avenue extension of the Third Avenue elevated railroad, which at the Williamsbridge, or 210th Street and Webster Avenue Station, turns directly east and forms a connection with the White Plains Road subway at the Gun Hill Road, or 210th Street station.

By means of this additional service all that section of the Bronx east of Webster Avenue will have the facilities of two directly connecting subways and elevated lines. The result of this double operation should be to greatly enhance the value of all real estate located along the line of White Plains Road north from the Gun Hill Road, or 210th Street station, to the terminal station, at East 241st Street.